



Renovated Village House With 3 Bedrooms, 2 Bathrooms, A Large Garage And A Private Sunny Terrace.



Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 192,223.09

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34480
Geplaatst:	22-08-2025
Omschrijving:	

A lively village with cafe and shops, within 15 minutes of Beziers and motorway, 35 minutes from beaches and airport at Beziers.

A quality village house, already renovated, with a terrace and garage, situated in the heart of a popular village. The house offers 85 m2 of living space over three levels, comprising of an inviting open plan kitchen with dining area and lounge, 2/3 bedrooms, 2 bathrooms and a sunny terrace, south-west facing, not overlooked and a large garage. A charming, tastefully renovated village house, with comfortable living areas, high ceilings, retaining lots of character.

Ground = Entrance hall of 6.5 m2, with stairs to first floor and door into the garage of 32 m2, also housing a separate WC of 1.7 m2.

1st = Open-plan fitted kitchen, diner and lounge area of 25 m2 with a TV snug/office of 9 m2 all with large windows and lots of light + bedroom of 14 m2.

2nd = Landing of 1m2 + bedroom of 12.5 m2 with a bathroom of 8.8 m2 (bath, shower, sink, wc) + bedroom of 10 m2 + bathroom of 2.5 m2 (shower, sink, wc).



3rd = Winter lounge of 21 m2 leading onto the lovely sunny terrace of 12 m2, enjoying lovely views.

Sundry = Village water and sewage + electric heating + garage + no work needed + furniture negotiable + roof in good condition + renovated to a good standard + estimated amount of annual energy consumption for standard use: between 2250 Euros and 3044 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 672 Euros.

Price = 165.000 Euros (Great location and price, a must see !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: georisques.gouv.fr

Property Id : 74340

Rooms: 85

Bedrooms: 3

Bathrooms: 2

Reference: AS165000EC

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Conditie: Good

Algemeen

Slaapkamers: 3

Badkamers: 2

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Ja

Lease terms

Date Available:

Contact information



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

IMLIX ID:

IX7.485.326

